

PARTMENT OF THE NAVY

NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC 6506 HAMPTON BLVD NORFOLK VA 23508-1278

IN REPLY REFER TO

11011 Ser AM1/00350

1 10 000

Mr. Steve George Dabney Properties LLC 3409 Bartley Pond Place Richmond, VA 23233

Dear Mr. George:

Please find enclosed for your records fully executed originals of Settlement Agreement and Special Release documents for the following contracts:

- 1. N62470-12-RP-00025 (LI-12264)
- 2. N62470-12-RP-00028 (LI-12270)
- 3. N62470-12-RP-00030 (LI-12272)
- 4. N62470-12-RP-00031 (LI-12273)
- 5. N62470-15-RP-00055 (LI-13102)
- 6. N62470-15-RP-00058 (LI-13105)
- 7. N62470-15-RP-00006 (LI-13004)

It has been a pleasure working with you. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER

Real Estate Contracting Officer By direction of the Commander

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From:

Tallaksen, Brandy L CIV NAVFAC LANT, AM

Sent:

Friday, May 20, 2016 9:47

To:

'steve@dabneyproperties.com'

Cc:

Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; Sadler, Tammy S CIV NAVFAC LANT,

AM; Blackwell, Robin S CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA

Subject:

30 June Termination Apartment Units /Non-Renewal Notification 09 July Expiring Leases

Signed By:

brandy.tallaksen@navy.mil

Per our conversation this morning, please find below apartment complexes and units covered by the corresponding leases:

- 1. N62470-12-RP-00024 (LI-12263): Northampton Village (1) Unit 151-D
- 2. N62470-12-RP-00025 (LI-12264): Featherstone Apartments (5) Units 201, 203, 301, 303, and 304
- 3. N62470-12-RP-00026 (LI-12265): Northampton Village (4) Units -145-A, 158-A, 246-B, and 110-A
- 4. N62470-12-RP-00027 (LI-12266): Northampton Village (2) Units 203-A and 231-B
- 5. N62470-12-RP-00028 (LI-12270): Abbington Landing (3) Units 13-4, 968-2, and 972-5
- 6. N62470-12-RP-00029 (LI-12271): Northampton Village (2) Units 172-A and 178-B
- 7. N62470-12-RP-00030 (LI-12272): Cambridge Apartments (5) Units 5109-26G, 5109-4G,5109-24G, 5124-6 and 5130-13
- N62470-12-RP-00031 (LI-12273): Abbington Landing (3) Units 41-2, 43-7, 57-8.
- 9. N62470-12-RP-00032 (LI-12274): Addison (1) Unit 219
- 10. N62470-12-RP-00039 (LI-12291): Abbington Landing (1) Unit 25-3
- 11. N62470-12-RP-00040 (LI-12292): Abbington Landing (1) Unit 51-8
- 12. N62470-12-RP-00041 (LI-12293): Cambridge Apartments (1)Unit 5108-7

Additionally, please accept this email as a courtesy notification that the Government does not intend to renew the following leases expiring on 09 July 2016:

- 1. N62470-15-RP-00054 (LI-13100): Cambridge Apartments (1) Unit 5109-31G
- 2. N62470-15-RP-00055 (LI-13102): Town Center Aparments (1) Unit 211
- 3. N62470-15-RP-00056 (LI-13103): Cambridge Apartments (3) Units- 5109-16M, 5109-21I and 5110-2
- 4. N62470-15-RP-00057 (LI-13104): Cambridge Apartments (4) Units 5109-12H, 5109-15E, 5109-17F and 5109-28G
- 5. N62470-15-RP-00058 (LI-13105): Northampton Village (2) Units 107-A and 145-B

V/r

Brandy L. Tallaksen **Realty Specialist** NAVFAC Atlantic: AM1

Work: 757-322-4116 Fax: 757-322-4913

Brandy. Tallaksen@navy.mil

SETTLEMENT AGREEMENT AND SPECIAL RELEASE

THIS SETTLEMENT AGREEMENT AND SPECIAL RELEASE, made effective on the 7th day of July 2016, by and between Dabney Properties LLC hereinafter called LESSOR, and the UNITED STATES OF AMERICA, hereinafter called GOVERNMENT.

WITNESSETH:

WHEREAS, pursuant to Lease Number N62470-15-RP-00058, dated 10 July 2015, the LESSOR leased unto the GOVERNMENT Two (2), 2-Bedroom/2-Bath, fully furnished apartments identified as Apartment No. 107-A Friendly Drive, and Apartment No. 145-B Kathann Drive, located at Northampton Village, Hampton, Virginia, as more particularly described in said Lease; and

WHEREAS, it is mutually agreed that Apartment No. 107-A Friendly Drive, and Apartment No. 145-B Kathann Drive, located at Northampton Village, Hampton, Virginia, were undamaged when the move-out inspection was completed on the 7th day of July 2016.

NOW THEREFORE, in consideration of the premises, the parties hereto do mutually agree, one with the other, as follows:

- 1. That there is no money due by the GOVERNMENT to the LESSOR for the GOVERNMENT's use of said apartments, through the aforementioned date, pursuant to the subject lease.
- 2. That the LESSOR does for itself, and its successors and assigns remise, release, and forever discharge the UNITED STATES OF AMERICA, its officers, agents, and employees, of and from all manner of actions and claims upon, or by reason of, any matter, cause, or thing whatsoever arising out of the GOVERNMENT's

use of said apartments at Northampton Village, Hampton, Virginia, through the aforementioned date, pursuant to the subject Lease.

3. That the LESSOR does hereby accept the return of the property and assume full custody and control for the aforementioned apartments as of the above date.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed on their behalf.

WITNESS

DABNEY PROPERTIES LLC

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UNITED STATES OF AMERICA

TAMMY S. SADLER

Real Estate Contracting Officer
By direction of the Commander

Scar

E NO.: LI-13105

MOVE OUT CONDITION REPORT

COMPLEX NORTHAMPTON VILLAGE APARTMENTS	_APT	<u>#107-A</u>
STREET FRIENDLEY DRIVE		
#BDR _2		
SMOKE ALARM: AREA SR / BR WORKING:/_		
SPRINKLER SYSTEM: YESNO	_	
ENTRANCE HALL: Front Door: Floor		
Covering Vivial		
Walls		
Ceiling P		
Lights		
Closets_		
OTHER:		
PATIO/BALCONY: Floor		
Walls		
Ceiling		
Lights		
Storage Area	77	- 1986 -
OTHER:		
SOFTWARE CHECKED: YES OF NO		
MAINTENANCE CONCERNS TO BE COMPLETED BY:		(date)
LESSOR U.S. GOVERNMENT (AM1 (CB)) U.S. GOVERNMENT (SUPSHIP) Out January 17/16 U.S. GOVERNMENT (SUPSHIP)	Date	5_
The alter		

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored) ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

FILE NO.: LI-13105

LIVING ROOM AREA:
Floor NWT/1 STATE By BATHROW Doir + Charter Size
Covering 7 Start Still The Covering
Walls NWT/P/P
Ceiling P/P
Windows/Screens_Nw1
Doors NwT
Lights work RC
Closets V/A
Fireplace N/A
Sofa ONE SOFA /NUT
Chairs ONE CHAIR /NWT
End Tables Two Evel MSLES NUT
Lamps Two LAmp 5
Coffee Table www
DINING AREA:
Floor
Covering
Walls P/P
Ceiling PIP
Windows/Screens No Screen
Doors NWT
Lights workers,
Dinette Table N/D One Wile
Dinette Chairs N/D/Four CHATAS
OTHER:
Dinette Chairs N/D/Four CHATAS

1			
L	MO .	LI-13105	
P _ DE	TACL	TT-13103	

KITC	HEN:
	Floor Vinys NDS Burn marks - still there
	Walls PP
	Ceiling PP
	Lights Win
	Refrigerator WDS
	Stove/OvenNnS
	Sink NOS
	Garbage Disposal WOCKS
	Trash Compactor NA
	Dishwasher NBS
	Cabinets NDS
	Counter Top NOS
	Windows/Screens_ NA
	Doors NO
	OTHER:
UTILI	TY CLOSET (Within Unit): Floor
`	Covering
	Walls
	Ceiling
/	Lights
/	Closets
	OTHER:

BEDRO	ром#2			
Locat	cion	_ (Front/Back/Left/Right	from	entrance)
	Flooring NV7			
	Walls ww7			
	Ceiling NW7			
	Door NV7			
	Closets_µv7			
	Lights Nw7 WORKING			
	Windows/Screens NV7			
	Beds w7			
	Headboards ww7			
	Night tables Nw7			
	Lamps wy / working			
	Dressers/mirrors	LNO Misson		 .
	Full Length Mirrors v0			
	OTHER: Washer + Day	er.		
BATH: Loc:	(from entra	ance) Size:	•	er/2 nd /1/2)
	Walls w7			
	Ceiling NW7			
	Tub/Shower ww7			 ,
	Commode ww7 Sink ww7			·
				·
	Vanity Nwy			
	Medicine Cabinet NA			
	Mirror(s) New?			
	Exhaust Fan I bulling			· · <u> </u>
	Accessories_	<u> </u>		
				
	Door Nw7			
	Windows/Screens MA			
	OTHER:			
				

٠.			
FıĽE	NO.	:	LI-13105

BEDROOM#/_	
Location 187-19 (Front/Back/Left/Right) from entrance	re)
Flooring NWT (CARFET)	/
Walls N/D/S	 -
Ceiling N/DS/	—
Door N)	
Closets WD	 .
Lights N/A	
Windows/Screens NA	
Beds ∧∆	
Headboards_Nw?	·
Night tables NWT	_
Lamps NWT (working)	
Dressers/mirrors NWT	—
Full Length Mirrors N	
OTHER:	
BATH:	
Loc: 151 FLOOR (from entrance) Size: FULL (master (2 nd)/1	./2)
Flooring NWT (VINYL)	
Walls N/D/S	
Ceiling N/D/3	
Tub/Shower_NWT	
Commode	<u> </u>
Sink_NWT	
Vanity NW)	
Medicine Cabinet_WWT	
Mirror(s) ND	
Lights ND (WORKING)	
Exhaust Fan ND (WORKING)	<u> </u>
Accessories PLUNGER/BIRUSH	
Door ND	_
Door_ND Windows/Screens_N/C OTHER:	

KITCHEN PER UNIT LIVING ROOM-PER UNIT 1 Range/Oven Comb. 1 Sofa (Min. 72") 1.Coffee Table 1 Refrigerator min 14 CF (2-person Apts) (Frost- Free) w/2 Ice Trays or Ice maker 2 End Tables 1 Full-sized Dishwasher 2 Table Lamps 1 Cutting Board (Min 9"X12") 1 Occasional Chair per Bedroom 6 Beverage Glasses (10-12 oz.) BEDROOM-PER OCCUPANT 6 Coffee Cups w/Saucers or Mugs 1 Full Length Mirror- per Bedroom 6 Bread/Butter Plates 1 Double Bed W/Firm Mattress & Foundation 6 Dinner Plates 1 Full/Twin Mattress w/foundation 6 Cereal/Salad Bowls 1 Dresser or Chest 1 Casserole Dish 1 Night Stand/Table with Lamp 1 Serving Platter 2 Serving Bowls HOUSEHOLD FURNISHINGS 1 Measuring Cup/Set 1 Bedspread or Comforter w/Bed skirt 6 Knives 1 Mattress Pad 6 Forks 1 Blanket 6 Teaspoons 2 New Hypo-Allergenic pillows per double bed 6 Soup Spoons 4 Pillow Cases per double bed 1 Paring Knife 2 Fitted Sheets 1 Butcher Knife 2 Flat Sheets 3 Serving Spoons/Forks BATH-PER OCCUPANT 1 Utensil Tray 2 Bath Towels 1 Set of Cooking Utensils 2 Hand Towels 1 Tea Kettle/ or Stove-Top Coffee Pot 2 Wash Cloths 8-Cup Minimum Per Bathroom 1 Can Opener 1 Shower Curtain with Hooks 1 Salt and Pepper Shakers 1 Toilet Brush/Plunger 2 Cookware Skillets MISCELLANEOUS ITEM-PER UNIT 3 Cookware Set** 1 Smoke Alarm 2 Cookie Sheet/Baking Pans 1 Vacuum Cleaner; request bags if needed 3 Kitchen Towels 1 Mop 2 Dish Cloths 1 Bucket 2.Pot Holders 1 Fire Extinguisher 1 Broom 1 Dust Pan 1 Trash Can

DINING ROOM-PER UNIT

1 Dining Table/Dinette
4 Dining (Matching) Chairs (some have 6)

The items on this list are approximate to each apartment and should be in the apartment upon check in. There are many different apartments and apartment companies, so there are variations; however, if you have concerns over missing or damaged items, notify the Huntington Hall Housing Office via your check in form.

Residents may be held accountable for damaged or missing items

ELLE NO.: LI-13105



CONDITION REPORT

COMPLEX NORTHAMPTON VILLAGE APARTMENTS A	PT	<u>#145-B</u>
STREET KATHANN DRIVE		
#BDR _2		
SMOKE ALARM: AREA BR/BR WORKING: VES / Ye	S	
SPRINKLER SYSTEM: YESNO		
ENTRANCE HALL: Front Door: Floor		
Covering Covering		
Walls		
Ceiling	52.5%	
Lights ND		
Closets		
OTHER:		
PATIO/BALCONY: Floor Walls Ceiling Lights Storage Area OTHER:		
SOFTWARE CHECKED: YES OF NO		
MAINTENANCE CONCERNS TO BE COMPLETED BY:		(date)
LESSOR U.S. GOVERNMENT (AM1-CB) Da	q- te	-15
Jacker 7/7/16 Ray forman (SUPSHIP) On Some P. P.	B	t

TER (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored) ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

E NO.: LI-13105

LIVING ROOM AREA:
Floor NWT - Hall way water stein from le
Covering
Walls_ P/P
Ceiling PP / small Dent pon Entrant
Windows/Screens NwT
Doors NVT
Lights worker
Closets ~/A
Fireplace \mathcal{U}/\mathcal{A}
Sofa NWT
Chairs ONE CHAIN / NWT
End Tables Two End Msce
Lamps_ Two LAMPS /N-T
Coffee Table ONE TYPIE/NUT
DINING AREA:
Floor NWT
Covering
Walls_P/P
Ceiling P/P
Windows/Screens NWT
Doors_ vwT
Lights worked
Dinette Table One TABLE / NO
Dinette Chairs For CHARAS /ND
OTHER:

F__E NO.: LI-13105

KITCHEN:
Floor May No
Walls PD
Ceiling (P P
Lights
Refrigerator NOS
Stove/Oven
Sink
Garbage Disposal
Trash Compactor
Dishwasher
Cabinets
Counter Top
Windows/Screens
Doors Closet ND
OTHER: MICIOLOGICE MAN
Stainless Steal APP.
UTILITY CLOSET (Within Unit):
Floor_
Covering
Walls
Ceiling
Lights
Closets_
OTHER:

E NO .	T.T-13105

BEDROOM# 2	
Location	_ (Front/Back/Left/Right from entrance)
Flooring NW7	-small yellow stein on carpet
Walls NW7	
	DOOR COMES OFF TRACK
Windows/Screens_NU7	
Headboards/w7	
Night tables <u>vw7</u>	
Dressers/mirrors NU7	
Full Length Mirrors NV7	
OTHER:	
BATH: Loc: (from entra	nce) Size: (master (2 nd) 1/2)
Flooring	
Walls	
Tub/Shower_ Nw7	
Commode NW	
Sink NUT	
Sink_ NUT	
Sink	
Vanity NV7 Medicine Cabinet MA	
Vanity NV7 Medicine Cabinet NA Mirror(s) NV7	
Vanity NV7 Medicine Cabinet MA Mirror(s) NV7 Lights M7	
Sink NUT Vanity NV7 Medicine Cabinet NA Mirror(s) NV7 Lights NV7 Exhaust Fan NV7 / WCREEN	
Sink NUT Vanity NV7 Medicine Cabinet NA Mirror(s) NV7 Lights NV7 Exhaust Fan NV7 / WCREEN	
Vanity NV7 Medicine Cabinet NA Mirror(s) NV7 Lights NV7 Exhaust Fan NV7 / WCREEN Accessories	
Vanity NV7 Medicine Cabinet NA Mirror(s) NV7 Lights NV7 Exhaust Fan NV7 / WCREENS Accessories Door NV7 Windows/Screens NA	

*	370		
ظ	NO.:	LI-13105	

BEDROO	4# <u> </u>
Location	on /458 (Front Back Left/Right from entrance)
F	looring NINTI (CARPET)
	alls N/D/S
	eiling N/D/S
	oor ND
G	losets ND
L	ights NA
W,	indows/Screens_N/)
В	eds: /
He	eadboards Nin/T
	ight tables NWT
$\mathbf{L}_{i_{2}}$	amps_/W
Di	ressers/mirrors NWT
Fı	all Length Mirrors N
O,T	CHER:
าว พียาการ .	
DAIN:	
BATH: Loc:	(from entrance) Size: F()A (master)(2nd/1/2)
Loc:	(from entrance) Size: FUN (mastery2 nd /1/2)
Loc:	ooring NWT (WNYL)
Loc: Fl Wa	ooring NWT (WNYL)
Loc: Fl Wa	ooring NWI (NNYL) Ils N/D/5 Iling N/D/S
Loc: Fl Wa Ce Tu	ooring NWI (MNYL) Ils N/D/5 Iling N/D/S b/Shower NWI
Loc: Fl Wa Ce Tu	coring NWI (MNYL) Alls N/D/5 Alling N/D/S Ab/Shower NWI Ammode NWI
Loc: Fl Wa Ce Tu Co Si	coring NWI (NNYL) Als N/D/5 Aling N/D/5 Ab/Shower NWI Ammode NWI Alink NWI
Loc: Fl Wa Ce Tu Co Si Va	cooring NWI (NNYL) fils N/D/5 filing N/D/5 b/Shower NWI mmode NWI nk NWI nity NWI
Loc: Fl Wa Ce Tu Co Si Va Me	cooring NWI (NNYL) calls N/D/5 ciling N/D/5 ciling N/D/5 ch/Shower NWI commode
Loc: Flore Value Value Mi	coring NWI (NNYL) calls N/D/5 calling N/D/5 coloring NWI coloring ND
Loc:FI Wa Ce Tu Co Si Va Me Mi	cooring NWI (NNYL) calling N/D/S c
Loc: Fl Wa Ce Tu Co Si Va Me Mi Li Ex	coring NWI (NNYL) calls N/D/5 calling N/D/5 coloring NWI coloring ND
Loc: Fi	coring NWI (NNYL) clis N/D/S cling N/D/S ch/Shower NWI chmmode NWI nk NWI nity NWI dicine Cabinet N/A rror(s) ND ghts ND (Working) haust Fan ND (NOR KING) cessories PLINGER/BRUSH
Loc: Fill Was Cee Tu Co Si Va Me Mi Li Ex Ac	coring NWI (MNYL) clis N/D/5 cling N/D/5 b/Shower NWI mmode NWI nk NWI nity NWI dicine Cabinet N/A rror(s) ND ghts ND (WORKING) haust Fan ND (NORKING) cessories YUNGER/BRUSH or ND
Loc: Fl Wa Ca Tu Co Si Va Ma Mi Li Ex Ac	coring NWI (NNYL) clis N/D/S cling N/D/S ch/Shower NWI chmmode NWI nk NWI nity NWI dicine Cabinet N/A rror(s) ND ghts ND (Working) haust Fan ND (NOR KING) cessories PLINGER/BRUSH

KITCHEN PER UNIT	I WING DOOM BED LINE
1 Range/Oven Comb.	LIVING ROOM-PER UNIT
Refrigerator min 14 CF (2-person Apts)	(1 \$ofa (Min. 72")
(Frost- Free) w/2 Ice Trays or Ice maker	1 Coffee Table
1 Full-sized Dishwasher	2 End Tables
1 Cutting Board (Min 9"X12")	2 Table Lamps
6 Beverage Glasses (10-12 oz.)	1 Occasional Chair per Bedroom
6 Coffee Cups w/Saucers or Mugs	BEDROOM-PER OCCUPANT
6 Bread/Butter Plates	1 Full Length Mirror- per Bedroom
6 Dinner Plates	Double Bed W/Firm Mattress & Foundation
6 Cereal/Salad Bowls	1 Full/Twin Mattress w/foundation
1 Casserole Dish	1 Dresser or Chest
1 Serving Platter	1 Night Stand/Table with Lamp
2 Serving Bowls	HOUSE LEVEL
1 Measuring Cup/Set	HOUSEHOLD FURNISHINGS
6 Knives	Bedspread or Comforter w/Bed skirt
6 Forks	1 Mattress Pad
6 Teaspoons	1 Blanket
6 Soup Spoons	2 New Hypo-Allergenic pillows per double bed
1 Paring Knife	4 Pillow Cases per double bed
Butcher Knife	2 Fitted Sheets
3 Serving Spoons/Forks	2 Flat Sheets
1 Utensil Tray	BATH-PER OCCUPANT
1 Set of Cooking Utensils	2 Bath Towels
1 Tea Kettle/ or Stove-Top Coffee Pot	2 Hand Towels
8-Cup Minimum	2 Wash Cloths
1 Can Opener	Per Bathroom
1 Salt and Pepper Shakers	1 Shower Curtain with Hooks
2 Cookware Skillets	Toilet Brush/Plunger
3 Cookware Set**	MISCELLANEOUS ITEM-PER UNIT
2 Cookie Sheet/Baking Pans	1 Smoke Alarm
3 Kitchen Towels	Vacuum Cleaner; request bags if needed
2 Dish Cloths	1 Mop
2 Pot Holders	1 Bucket
1 Broom	1 Fire Extinguisher
1 Dust Pan	
1 Trash Can	
DINING ROOM-PER UNIT	
1 Dining Table/Dinette	
4 Dining (Matching) Chairs (some have 6)	
5, 5, 5, 5, 60, 110 112/6 0)	

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